

141.0

0005

0005.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,139,400 / 1,139,400
USE VALUE: 1,139,400 / 1,139,400
ASSESSED: 1,139,400 / 1,139,400
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
252		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WINKLER DANIEL & REGAN

Owner 2: Owner 3:

Street 1: 252 GRAY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CAUSEY JANE A -

Owner 2: -

Street 1: 252 GRAY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 9,797 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1855, having primarily Clapboard Exterior and 2824 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9797		Sq. Ft.	Site		0	80.	0.73	9									571,126						571,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9797.000	567,400	900	571,100	1,139,400		90902
							GIS Ref
							GIS Ref
							Insp Date
							09/17/20

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ASSESSED: 1,139,400 / 1,139,400Total Card / Total Parcel
1,139,400 / 1,139,400
1,139,400 / 1,139,400
1,139,400 / 1,139,400

!10918!

USER DEFINED

Prior Id # 1:	90902
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:09:16
PRINT	
LAST REV	
10918	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,100	900	9,797.	571,100	816,100	816,100	Year End Roll	12/18/2019
2019	101	FV	204,200	900	9,797.	535,400	740,500	740,500	Year End Roll	1/3/2019
2018	101	FV	204,200	900	9,797.	442,600	647,700	647,700	Year End Roll	12/20/2017
2017	101	FV	204,200	900	9,797.	406,900	612,000	612,000	Year End Roll	1/3/2017
2016	101	FV	204,200	900	9,797.	371,200	576,300	576,300	Year End	1/4/2016
2015	101	FV	193,400	900	9,797.	364,100	558,400	558,400	Year End Roll	12/11/2014
2014	101	FV	193,400	900	9,797.	338,400	532,700	532,700	Year End Roll	12/16/2013
2013	101	FV	193,400	900	9,797.	322,000	516,300	516,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAUSEY JANE A,	65878-422		8/7/2015	Change>Sale	505,000	No	No		
NYLANDER BARBAR	48587-494		11/30/2006		399,000	No	No		
NYLANDER BARBAR	22640-530		11/20/1992			No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2016	1355	Heat App	27,500	C				
6/2/2016	722	Addition	415,000	C				REBUILD SIDE DECK
4/7/2016	396	Wood Dec	10,000					REPLACE FRONT & NO
4/28/2010	373	Manual	11,000					
7/12/2004	612	Redo Bat	4,000	C		G6	GR FY06	REROOF
4/8/1999	180	Manual	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2020	Measured	DGM	D Mann
8/30/2016	Permit Visit	DGM	D Mann
1/14/2009	Meas/Inspect	372	PATRIOT
3/7/2007	MLS	MM	Mary M
3/31/2005	Permit Visit	BR	B Rossignol
12/15/1999	Inspected	256	PATRIOT
11/23/1999	Mailer Sent		
11/10/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

